

TIVERTON PLANNING BOARD

TIVERTON, RHODE ISLAND 02878



TOWN HALL • 343 HIGHLAND ROAD

MEETING AGENDA

October 1, 2013

7:00 P.M.

Note: Items on the agenda may be taken out of order as needed.

Petitions may not be reviewed beyond 9:30 P.M. in order to address Administrative Officer and Planning Board agenda items. Therefore, all petitions may not be heard.

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|---|--|---|
| 1. Tipping Point Realty, LLC
391 South Lake Road
Tiverton, RI 02878 | Petition:
Location:

Development: | Site Plan Review (Zoning Ordinance Article XX)
Plat 105 / Lot 106
E/S Fish Road, North of Eagleville Road
Industrial (I) Zoning District
Construction of a New 55' x 100' Industrial / Office Building with Associated Improvements
(Time Clock = 65 Days = 11/29/2013) |
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| 2. Starwood Tiverton, LLC (Owner)
Peregrine Group, LLC (Applicant)
Building #3, 20 Newman Avenue
Suite 1005
Rumford, RI 02916 | Petition:
Location:

Development:

Schedule Site Walk | Modification to Approved & Recorded Final Plan
Public Hearing – Change in Number / Type of Units
Plat 119 / Lot 102 – W/S of Old Main Road, North of Schooner Drive - Waterfront (W) Zoning District
Villages on Mount Hope Bay – Phases IV & V
Age Restricted Mixed Use Community (ARMUC) |
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| 3. Leon J. Sylvia
428 South Lake Road
Tiverton, RI 02878 | Petition:
Location:

Development: | Minor Subdivision (No Road Required)
Preliminary Plan Review
Plat 105 / Lot 108
E/S Fish Road, North of Eagleville Road
Industrial (I) Zoning District
Two (2) Lot Subdivision
(Time Clock = 65 Days = 11/29/2013) |
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| 4. Harkins Stafford Pond, LLC
c/o Harkins Development
1907 East Main Road
Portsmouth, RI 02871 | Petition:
Location:

Development:

Permit Status: | Sixteen (16) Lot Major Subdivision (Roads Required)
Rural Residential Development - Preliminary Plan
Plat 216 / Lot 106 (Former: Map 4-9/ Block 113 / Card 103)
N/S Bulgarmarsh Road, West of Stafford Road
S/S Stafford Pond – R-60 Zoning District
Stafford Pond Watershed Protection Overlay District
Stafford View Farm (Time Clock Started 3/27/2012)
<i>Continued from September 3, 2013</i>
(Time Clock = 12/20/2013)
RIDEM Wetlands Delineation Approved
RIDOT PAP Concept Approved (Agreement Signed)
RIDEM RIPDES / Water Quality, Wetlands Approved & Subdivision Suitability Pending |
| *Additional Request: Permission to Clear Land Prior to Final Plan* | | |

5. Stephen Berlucchi, PE
Director of Public Works
50 Industrial Way
Tiverton, RI 02878

Petition:

Areas of Concern / Possible Revisions to Regulations
A.) Licensing of Contractors for Future Town Property
B.) Construction Specifications (Land Development and
Subdivision Regulations Appendix) – Require
Reinforced Concrete Pipe
Continued from September 3, 2013

6. Town Planner & Administrative Officer

A. Administrative Officer's Report

B. Town Planner Items

1. Challenge Grant Project: Workshop Scheduled – October 8
2. Update: Stone Bridge Abutment Repairs

C. Miscellaneous

1. Meeting Date(s) – November
2. Planning Board Special Meeting: October 15, 2013 (Tentative)
3. Wind Energy Generation Facilities

7. Tiverton Planning Board

A. Budget: 2014-2015

B. Recap: September 30 Workshop Historic District Zoning

C. Comprehensive Community Plan Update

1. RFP / Consulting Services

D. Correspondence

E. Miscellaneous

F. Approval of Minutes:

August 6, 2013

September 3, 2013

September 17, 2013 (Special Meeting)

G. Adjournment

Individuals requesting interpreter services for the hearing impaired **MUST**
call 625-6718 seventy-two (72) hours in advance of the meeting.

The above location is accessible to the handicapped.